

## Statement of Information

**Single residential property located outside the Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address  
Including suburb or  
locality and postcode

56 Craddocks Road, Smythesdale Vic 3351

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$565,000

**Median sale price\***

Median price House Unit Suburb or locality Smythesdale

Period - From to Source

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	71 Bull Inn Ct NINTINGBOOL 3351	\$589,000	12/10/2017
2	37 Thomas Rd HADDON 3351	\$550,000	30/10/2017
3	58 Thomas Rd HADDON 3351	\$550,000	11/09/2017

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



 4  2  6

**Rooms:**

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 25496 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$565,000

**No median price available**

## Comparable Properties



**71 Bull Inn Ct NINTINGBOOL 3351 (REI)**

**Agent Comments**

 4  2  8

**Price:** \$589,000

**Method:** Private Sale

**Date:** 12/10/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 24000 sqm approx



**37 Thomas Rd HADDON 3351 (REI/VG)**

**Agent Comments**

 4  2  3

**Price:** \$550,000

**Method:** Private Sale

**Date:** 30/10/2017

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 20235 sqm approx



**58 Thomas Rd HADDON 3351 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$550,000

**Method:** Private Sale

**Date:** 11/09/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 26960 sqm approx